

## **SECTION 2 STANDARD FOR MAPS AND PLANS**

### **2.1 GENERAL REQUIREMENTS**

The maps and plans required by these Regulations shall show the information and be prepared in accordance with the standards hereinafter specified. All such maps and plans shall be prepared by, and shall bear the name and seal of, a land surveyor and/or engineer licensed in the State of Connecticut. Pertinent survey data and computations; shall be presented by the applicant to the Town Engineer for review if requested. An application will not be deemed complete until all the maps and plans referred to in 2.2, 2.3, 2.4 and 2.5, and all the information specified, is provided. An incomplete application will not be received. The Director of Community Development will report to the Commission at the next regularly scheduled meeting after the application is submitted, whether the application is complete or incomplete, and the Commission shall note missing items in its minutes. Applicants are encouraged to consult with the Town Engineer and Director of Community Development in the design of the development. Applicants are also encouraged to schedule a preliminary conference with the Commission prior to submitting the full application.

### **2.2 SITE DEVELOPMENT PLAN**

The Site Development Plan shall be drawn to a scale of not less than 1" = 100' on a sheet 24" x 36". The plan shall show existing conditions and the proposed layout of lots, streets and improvements for the proposed subdivision and all contiguous land of the applicant that may be subdivided in the future, in order to allow the Commission to complete a general planning review of the proposed subdivision including its relationship to the future subdivision of contiguous land of the applicant. Nine (9) black or blue line prints shall be submitted. The plan shall show at least the following information:

- 2.2.1** Title of the subdivision, which shall not duplicate the title of any previous subdivision in the Town of Granby.
- 2.2.2** Name and address of the owner of the land to be subdivided; name and address of the applicant if different from the owner.
- 2.2.3** Date, scale, north point, key map at 1" = 1000'.
- 2.2.4** Existing and proposed property and street lines; adjoining property lines and street lines for a distance of 300 feet; and the names of all adjacent subdivision and property owners.
- 2.2.5** Existing and proposed watercourses and ponds, conservation areas, easements and rights-of-way; base flood elevation data, wetland soils, the location and limits of all swamps and flood plains, and other lands subject to flooding as outlined in the Flood Insurance Rate Map dated 2/15/80.

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- 2.2.6** Existing contours at an interval not exceeding two (2) feet based on field or aerial survey and using official Town, State or U.S. benchmarks, which shall be noted on the plan.
- 2.2.7** Existing and proposed open space.
- 2.2.8** Existing permanent buildings and structures including any abutting structures within 200 feet and any historic structures built prior to 1900, which shall be noted (the Town aerial maps may be used for this purpose).
- 2.2.9** Principle wooded area and the approximate location of any large trees of 24" in diameter or more measured 4' 6" above the ground.
- 2.2.10** Major ledge outcrops, existing stonewalls, fences and cemeteries within the subdivision.
- 2.2.11** The locations, dimensions, areas and lot numbers of all proposed and existing lots.
- 2.2.12** Proposed width of all streets, rights-of-way and easements; proposed width of all pavement; and proposed street names.
- 2.2.13** Existing and proposed monuments; any municipal boundary line and zoning districts.
- 2.2.14** Existing and proposed storm drains, catch basins, manholes, ditches, watercourses, headwalls, sidewalks, gutters, curbs and other structures and existing and proposed water mains, sanitary sewers, underground utilities, and related facilities.
- 2.2.15** Spot elevations on both existing and proposed roads to indicate tentative grading.
- 2.2.16** The approximate location of any percolation tests, deep pits, test holes, test pits and borings and findings shall be shown on the map or where necessary on a separate sheet.
- 2.2.17** The limits of any areas proposed for regrading by excavation or filling; and the limits of any areas proposed to be reserved and protected from excavation or filling.
- 2.2.18** The location of any proposed on site sewage disposal systems, including deep pit and seepage tests data and soil types. This information shall be accompanied by a written report by the Farmington Valley Health District.

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- 2.2.19** The approximate location of existing and proposed wells, springs or spring rights and, where required by the Farmington Valley Health District, wells on adjacent property.
- 2.2.20** A data block which contains the total number of lots proposed, the area of each lot, in (square feet and acres), the center linear footage of all proposed streets, the total area of the subdivision, the number of rear lots, the total area of wetlands, and the total area of all open space provided.
- 2.2.21** The plan shall also be accompanied by a sketch plan of the total subdivision at no specific scale drawn on an 8 1/2" x 11" separate sheet.
- 2.2.22** Vegetation Preservation/Planting Plan (VPPP)

### **2.3 CONSTRUCTION PLANS**

Four (4) sets of blue or black line print plan and profile drawings of all proposed streets, storm drains, sanitary sewers, catch basins, manholes, ditches, watercourses, headwalls, sidewalks, gutters, curbs and other structures shall be submitted on a sheet size of 24" x 36", and drawn to a horizontal scale of 1" = 40' and a vertical scale of 1" = 4'. Profile drawings and elevations shall be based on State or N.G.V.D. benchmarks or other permanent benchmarks approved by the Town Engineer; the benchmarks used shall be noted on the plan. All construction plans, plans for streets, storm drainage, water supply and other utilities and structures shall be designed by, and bear the seal of, a professional engineer licensed to practice in the State of Connecticut. Plan-profile drawings shall show at least the following information if proposed in accordance with good engineering practice and as appropriate for the particular subdivision or resubdivision.

- 2.3.1** Title of the subdivision or resubdivision, date, scale, Town and State.
- 2.3.2** For streets, the existing grades at the centerline and both street lines and the proposed grade at the centerline and both street lines; width of pavement, and typical cross section of roads with specifications.
- 2.3.3** Depth, invert, slope and size of all pipes, ditches, culverts, manholes, catch basins, headwalls and watercourses; typical ditch and watercourse cross sections.
- 2.3.4** Approximate location of lot lines intersecting the street line; lot numbers and street names.

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- 2.3.5** Sidewalks, recreational corridors, curbs, gutters and any special structures including streetlights.
- 2.3.6** Detail drawings of any bridges, box culverts, deep manholes and other special structures.
- 2.3.7** Notation and details on erosion and sedimentation control methods to be employed in accordance with Section 6 of these Regulations.
- 2.3.8** All other public improvements.

### **2.4 GRADING PLAN**

The area shown on the grading plan may be limited to the portion of the subdivision or resubdivision affected by the proposed major regrading, cuts, fills, or soil or rock removal. Four (4) blue or black line prints of the grading plan shall be submitted. The grading plan shall be drawn on sheets 24" X 36" and to the scale of 1" = 40' or larger and shall bear the seal of an engineer licensed to practice in the State of Connecticut. Contours and elevations shall be based on the same benchmarks as provided in Paragraph 2.3. The grading plan shall show at least the following information:

- 2.4.1** Title of the subdivision or resubdivision.
- 2.4.2** Name and address of the owner of the land to be subdivided; name and address of the applicant if different from the owner.
- 2.4.3** Date, scale, north point, Town and State.
- 2.4.4** Layout of existing and proposed lot lines and street lines.
- 2.4.5** Existing and proposed contours at an interval not exceeding two (2) feet.
- 2.4.6** Existing and proposed drainage and watercourses.
- 2.4.7** Existing permanent buildings and structures, including well and septic locations.
- 2.4.8** Location of all test holes, test pits or borings and findings.
- 2.4.9** Cross section drawings covering proposed excavation areas.
- 2.4.10** Notations and details on erosion and sedimentation control methods to be employed.
- 2.4.11** Recreational corridors

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### **2.5 RECORD SUBDIVISION MAP**

The Subdivision Map shall be prepared with an accuracy meeting, or exceeding, standards for a "Class A-2 Transit Survey" as defined by the Connecticut Association of Land Surveyors (CALS). The map shall be clearly and legibly drawn and submitted in two (2) copies of blue or black line prints. The map shall be drawn to a scale of 1" = 40'. The map shall show the following:

- 2.5.1** Title of the subdivision, which shall not duplicate the title of any previous subdivision in the Town of Granby, and the name of streets as approved by the Commission.
- 2.5.2** Name and address of the owner of the land to be subdivided; name and address of the applicant if different from the owner.
- 2.5.3** Date, scale, north point, Town and State.
- 2.5.4** Existing and proposed property and street lines; indication of adjoining property lines and street lines for a distance of 200' feet; and the names of all adjacent subdivisions and property owners.
- 2.5.5** Existing and proposed watercourses and ponds, conservation areas, easements and rights-of-way; the location and limits of all easement or preservation areas for the protection of swamps, flood plains, other land subject to potential flooding.
- 2.5.6** Proposed lots and lot numbers, house numbers; existing and proposed open spaces for parks, recreational corridors, stream protection and other open spaces; the square footage or acreage of all lots and open spaces, and the total acreage of land included in the subdivision.
- 2.5.7** Existing permanent buildings and structures.
- 2.5.8** Dimensions on all lines to the hundredth of a foot; all bearings or deflection angles on all straight lines and the central angle, tangent distance and radius of all arcs.
- 2.5.9** The width of all streets, rights-of-way and easements; street names.
- 2.5.10** Existing and proposed monuments; any municipal boundary line.
- 2.5.11** A location map showing the location of the subdivision in relation to existing streets in the Town at a scale of 1" = 1000'.

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- 2.5.12** An index map, if the proposed subdivision is divided into sections or is of such size that more than one sheet is required, showing the entire subdivision with lots, lot numbers, street, street names and delineation of areas covered by the section or sheet.
- 2.5.13** The survey relationship of proposed streets to nearby monumented Town streets or State highways where practical.
- 2.5.14** All stipulations of approval imposed by the Commission.

### **2.6 APPROVED MAPS**

Upon approval of the subdivision, final plans shall be submitted as follows:

- 2.6.1** Record Subdivision Map - one (1) set drawn on mylar drafting film.
- 2.6.2** Construction and Grading Plan - four (4) blue or black line paper sets.
- 2.6.3.** One computerized map in digital format, acceptable to the Director of Community Development

### **2.7 AS BUILTS**

Upon completion of the subdivision as-built plans shall be submitted in mylar form prior to the release of bond and the acceptance of roads.